

NA

4640

BARGAIN AND SALE DEED

Vol. M95 Page 21922KNOW ALL MEN BY THESE PRESENTS, That Timm Burr, Inc.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gregory J. Decker, hereinafter called grantor, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Portion of W1/2 NE1/4 SE1/4 of Section 31, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16 day of August, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Gregory J. Decker, Acting President  
Timm Burr, Inc.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on August 16, 1995,by Gregory J. Deckeras Presidentof Timm Burr, Inc.

Dayna L. Sisemore  
Notary Public for Oregon  
My commission expires 11-23-97

Timm Burr, Inc.  
123 N. 4th St.  
Klamath Falls, OR 97601  
Grantor's Name and Address

Gregory J. Decker  
4507 Laverne St.  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Gregory J. Decker  
4507 Laverne St.  
Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):

Gregory J. Decker  
4507 Laverne St.  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of August, 1995, at 2:49 o'clock P.M., and recorded in book/reel/volume No. M95 on page 21922 or as fee/file/instrument/microfilm/reception No. 4640, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk  
NAME TITLE

By Annette Muller Deputy

Fees: \$30.00

CC: 1.00

30.00  
CK  
1-22-97